



SPECIAL USE PERMIT APPLICATION



File #
Fee
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Check #
Rec'd Date
Rec'd By

Submit required documentation to:
Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact (919) 856-6335 for additional information.

Complete with required information (write "n/a" if information is not applicable to proposal).

Type of Special Use (be as specific as possible and cite code section listing use as permitted special use)

Church use only Play Field and Volleyball Court

(permitted under Article 4, Table 1)

Modification of previously issued Special Use Permit? (x)Yes ()No

If Yes, provide relevant Special Use Permit Number: SU-1987-03

Property

Parcel Identification Number: 1820-87-5446

Address: 13029 Keith Store Road

Location: West side of Old N.C. 98, at/between
(north, east, south, west) (street)

Old N.C. 98 and Mountain High Road
(street) (street)

Total site area in square feet and acres: 734,857 square feet 16.87 acres

Zoning District(s) and Overlay Districts (if any) and land area within each:
R-40W (13.71 AC), R-80W (3.16 AC)

List Conditions of any Conditional Use Zoning Districts: See attached

Present land use(s): Church

How is this proposed use a public necessity?

The proposed use is solely for church use and is not for public use.

What is impact on surrounding neighborhood and adjacent properties?

There is no impact to adjacent properties.

Land Owner

Land Owner Name: Bay Leaf Baptist Church

Business Operator Name (if different from Land Owner): _____

Address: 12200 Bay Leaf Church Road

City: Raleigh State: NC Zip Code: 27614-9130

E-mail Address: WWarren@bayleaf.org Fax: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: Rhonda L. Brewington, PE (AGENT FOR CROSSROADS CHURCH)
 Address: 4601 Lake Boone Trail Suite 3C
 City: Raleigh State: NC Zip Code: 27607
 E-mail Address: rlbrewington@aogroup.com Fax: _____
 Telephone Number: 919-981-0310 x113 Relationship to Owner: Engineer

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): N/A
 Proposed total floor area: N/A sf Proposed floor area ratio (floor area/site area): N/A
 Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 24 %
 Proposed impervious surfaces area: 121,619 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 16.87 %
Required transitional bufferyard types and depths (see Article 16):
 Front (B) 10 ft Left (A) 25 ft Right (A) 25 ft Rear (A) 10-50 ft
 Proposed transitional bufferyard types and depths (see Article 16):
 Front () N/A ft Left () N/A ft Right () N/A ft Rear () N/A ft
Min. yard depths (see applicable district/use regulation):
 Front N/A ft Corner side N/A ft Side N/A ft Rear N/A ft
 Proposed yard depths: Front N/A ft Corner side N/A ft Side N/A ft Rear N/A ft
Max. building height (see applicable district/use regulation): N/A ft
 Proposed building height: N/A ft
Min. parking space standard (see Article 15): 1 spaces per 8 seats
 Min. no. of parking spaces: 125 Proposed no. of parking spaces 202
 Number of employees: N/A Hours of operation: 8:30am-5pm (M-Th), 5pm-6pm (Sat), 8:30am-12:30am (Sun)

Vehicular Access:

Names of access street(s) and number of access points along each: Keith Store Rd (2) and Old NC 98 (1)

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Keith Store Rd	60	24	2	Y	N/A	N/A	N/A
Old NC 98	60	20	2	Y	N/A	N/A	N/A

¹ See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix

² See CAMPO web site (www.raleigh-nc.org/campo) or NCDOT Traffic Survey Unit

³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf)

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A ADT: N/A
Type of vehicle: N/A ADT: N/A

Utilities and Services:

Water supply provided by: () municipal system : N/A
() community system – specify type: N/A () individual well(s)
Est. total water demand: N/A gpd

Wastewater collection/treatment provided by: () municipal system: N/A
() community system – specify type: N/A
() individual on-site system

Est. total wastewater discharge: N/A gpd

Solid waste collection provided by: N/A

Electrical service provided by: N/A Underground () yes () no

Natural gas service provided by: N/A

Telephone service provided by: N/A Underground () yes () no

Cable television service provided by: N/A Underground () yes () no

Fire protection provided by: N/A

Miscellaneous:

Generalized slope of site 2-5%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: None

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: None

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed _____

() Short-Range Urban Services Area _____

() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

(x) Non-Urban Area/Water Supply Watershed Falls Lake Non-Urban Area

() Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

EXEMPT

Applicant's statement of compliance with county, municipal and joint Land Use Plans (How is proposal consistent with Land Use Plan objectives for planning area, Land Use classification, activity centers, locational standards and transitional urban development standards?)

See attached

Other information (additional relevant information about the site or proposal you wish to note or cite)

See attached

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: Steve N. Stanley Date: 11/29/17

Signature: _____ Date: _____

Signature: _____ Date: _____

Land use professionals (architects, engineers, planners, landscape architects, etc.), as well as employees of corporate or municipal applicants, may testify at quasi-judicial proceedings about factual matters in support of an application, petition or appeal. However, they MAY NOT examine or cross-examine witnesses, make legal arguments as to why an application, petition or appeal should be granted, or otherwise advocate for results on behalf of another individual or entity at a quasi-judicial proceeding. These functions can ONLY be performed at a quasi-judicial proceeding by an attorney licensed to practice law in North Carolina. Therefore, it is strongly recommended that unless you are an individual representing yourself in a quasi-judicial proceeding, you have an attorney present to present your case.

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Emily C. VanSlyke Date: 11/29/17
(FOR CROSSROADS CHURCH)

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Unified Development Ordinance is on the web at www.wakegov.com.



SPECIAL USE PERMIT STATEMENT OF JUSTIFICATION

Submit required documentation to:

Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact (919) 856-6335 for additional information.

For each of the 5 required conclusions listed below, attach a statement that explains how any existing conditions, proposed development features, or other relevant facts would allow the Board of Adjustment to reach the required conclusion, and attach any additional documents or materials that provide supporting factual evidence. The considerations listed under each required conclusion are simply those suggested in the Wake County Unified Development Ordinance. You should address any additional considerations potentially raised by the proposed development.

Important: You bear the burden of presenting sufficient factual evidence to support findings of fact that allow the Board to reasonably reach each of the required conclusions. If you fail to meet that burden, the Board has no choice but to deny the petition.

(1.) The proposed development will not materially endanger the public health or safety.

Considerations:

- traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersection and curb cuts;
- provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection;
- soil erosion and sedimentation; and
- protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater.

(2.) The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of Special Use or class of Special Uses.

(3.) The proposed development will not substantially injure the value of adjoining property, or is a public necessity.

Considerations:

- the relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved; and
- whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property.

(4.) The proposed development will be in harmony with the area in which it is located.

Considerations:

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

(5.) The proposed development will be consistent with the Wake County Land Use Plan.

Considerations:

- consistency with the Plan's objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards; and
- consistency with the municipal and joint land use plans incorporated in the Plan.

STATEMENT OF JUSTIFICATION
SPECIAL USE PERMIT MODIFICATION REQUEST

SU-1987-03

Crossroads Wake Forest Church

13029 Keith Store Rd

November 21, 2017

Introduction

This is a request to modify the existing Special Use Permit to allow the construction of a play field and sand volleyball court and modifications to the existing phase II parking lot, located at 13029 Keith Store Rd, Wake Forest, NC. The zoning designation of this parcel land is R-40W and R-80W.

General Site Description

The site is 16.87 acres in size. The existing building and parking is on the east side of the property while drainage swales and a dry detention pond are located in the wooded area on the west side of the property. There is an existing nitrification field located on the south side of the property near the property line. There is an existing basketball court located on the north side of the property.

Surrounding Property

The property is surrounded by residential properties on all sides.

Response to Required Conclusions

- **Conclusion 1:** *The proposed development will not materially endanger the public health or safety.*

Traffic conditions: in the vicinity will not be affected. The proposed project maintains the current use of the facility and will have no impacts to existing traffic conditions.

Services and utilities: the project use will be by church members and thus will have minimal to no impact on the demand for public services.

Soil erosion and sedimentation: The disturbed area for the project is less than 1 acre and will not require an erosion and sedimentation control permit. Considering there will be minimal to no clearing or grubbing, sediment transport should be easily managed.

Existing stormwater management devices will not be disturbed. The existing septic system will not be disturbed.

- **Conclusion 2:** *The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use or class of special uses.*

The use of the property will remain the same, and the project will enhance the use of the property to the owner. All planning standards for zoning classification R-40W and R-80W are met. The proposed use is allowed within this zoning.

- **Conclusion 3:** *The proposed development will not substantially injure the value of any adjoining property.*

The proposed use is not expected to create any conflicts with nearby residents.

- **Conclusion 4:** *The proposed development will be in harmony with the area in which it is located.*

The parking lot modifications will increase the natural area to bring it up to current standard. There will be minimal tree disturbance.

- **Conclusion 5:** *The proposed development will be consistent with Wake County Unified Development Ordinance.*

The previous phases of this project meet the conditions necessary for obtaining a special use permit and this project will not modify the land use and will remain consistent with the Wake County UDO.

Summary

The proposed development will have no disturbance on surrounding properties. The proposed additions and modifications will help the church administration meet social and spiritual needs.

CHRISTOPHER M. LEITH
TRUSTEE
PIN: 1820-87-3956
VACANT

LIMWOOD E. AND
SANDRA C. DAVIS
PIN: 1820-87-9941
RESIDENTIAL

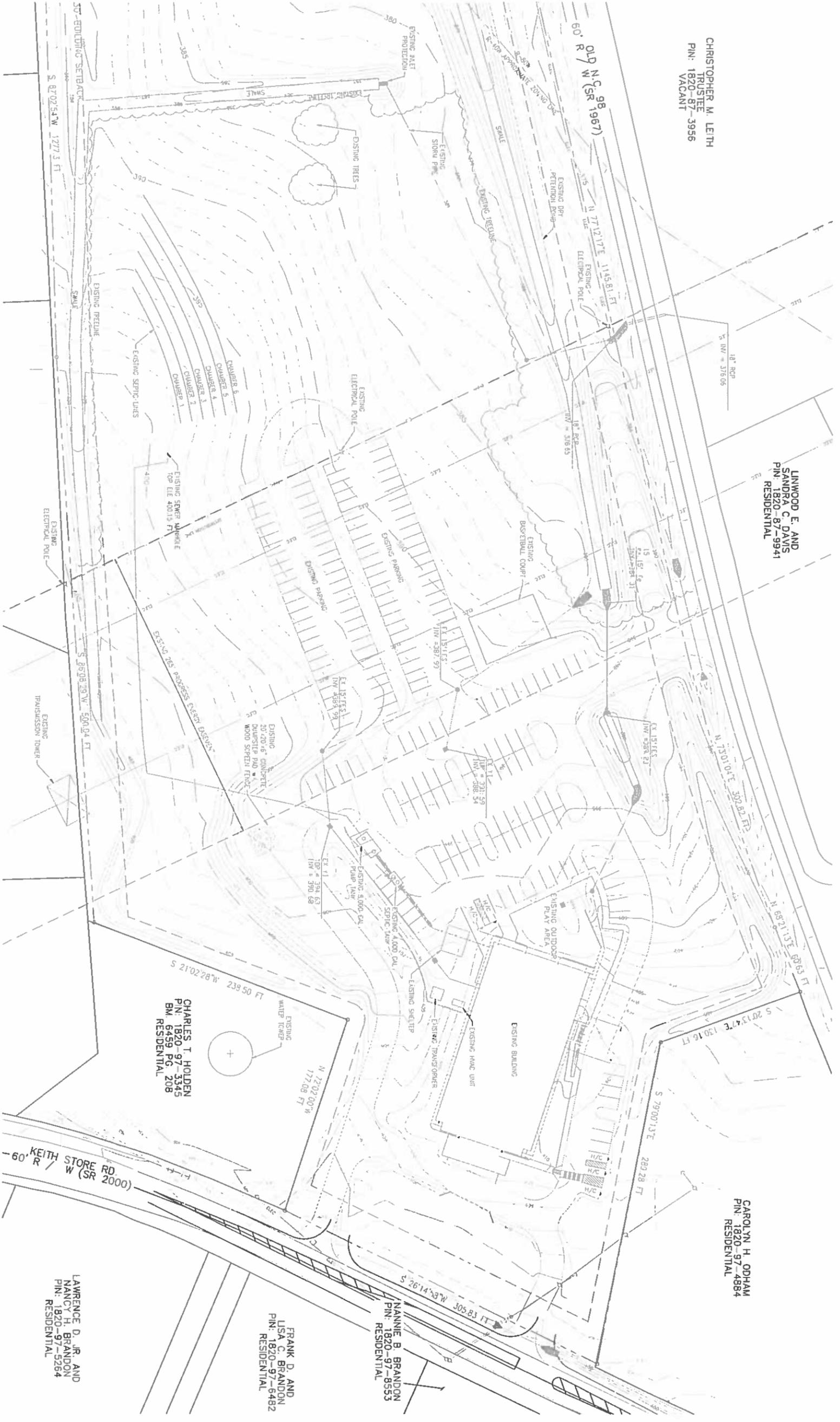
CAROLYN H. ODHAM
PIN: 1820-97-4884
RESIDENTIAL

NANNIE B. BRANDON
PIN: 1820-97-8553
RESIDENTIAL

FRANK D. AND
LISA C. BRANDON
PIN: 1820-97-0482
RESIDENTIAL

LAWRENCE D. JR. AND
NANCY H. BRANDON
PIN: 1820-97-5264
RESIDENTIAL

CHARLES T. HOLDEN
PIN: 1820-97-3345
BM 6459 PG 208
RESIDENTIAL



SITE CONTOURS OBTAINED FROM BASS, HORN, & KENNEDY, INC.
WANTED BY BATES CHURCH SITE PLANS DATED 2/1/2004
ADDITIONAL CONTOURS FROM G.S.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- ADJACENT PROPERTY
- BUILDING SETBACK
- ELECTRICAL
- ELECTRIC LINE
- EXISTING CONTOURS
- TRANSMISSION TOWER



Project No:	2017.047
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Issued Date:	12-05-2017
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Checked By:	RLB
Sheet No.:	C1.0

Revisions:	No.	Description	Date

Sheet Title:
EXISTING CONDITIONS

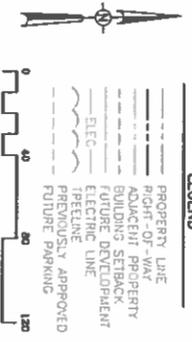
Project Title:
**CROSSROADS FELLOWSHIP
PLAY FIELD
13029 KEITH STORE RD
WAKE FOREST, NORTH CAROLINA
PIN# 1830-87-5446**

Alpha & Omega Group
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 PIN: 1820-97-3345
 BM 6459 PG 208
 RESIDENTIAL



LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	ADJACENT PROPERTY
---	BUILDING SETBACK
---	FUTURE DEVELOPMENT
---	ELECTRIC LINE
---	FIRELINE
---	PREVIOUSLY APPROVED
---	FUTURE PARKING



PREVIOUSLY APPROVED PARKING DATA OBTAINED FROM BASS, MAXON, & KENNEDY, INC. WAKEFIELD BAPTIST CHURCH PLANS DATED 2/1/2008

Drawn By: **KTE**
 Checked By: **RLB**
 Sheet No.: **C1.1**

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PREVIOUSLY APPROVED FUTURE PARKING

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PIN: 1820-87-3956
VACANT

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SANDRA C. DAVIS
PIN: 820-87-9941
RESIDENTIAL

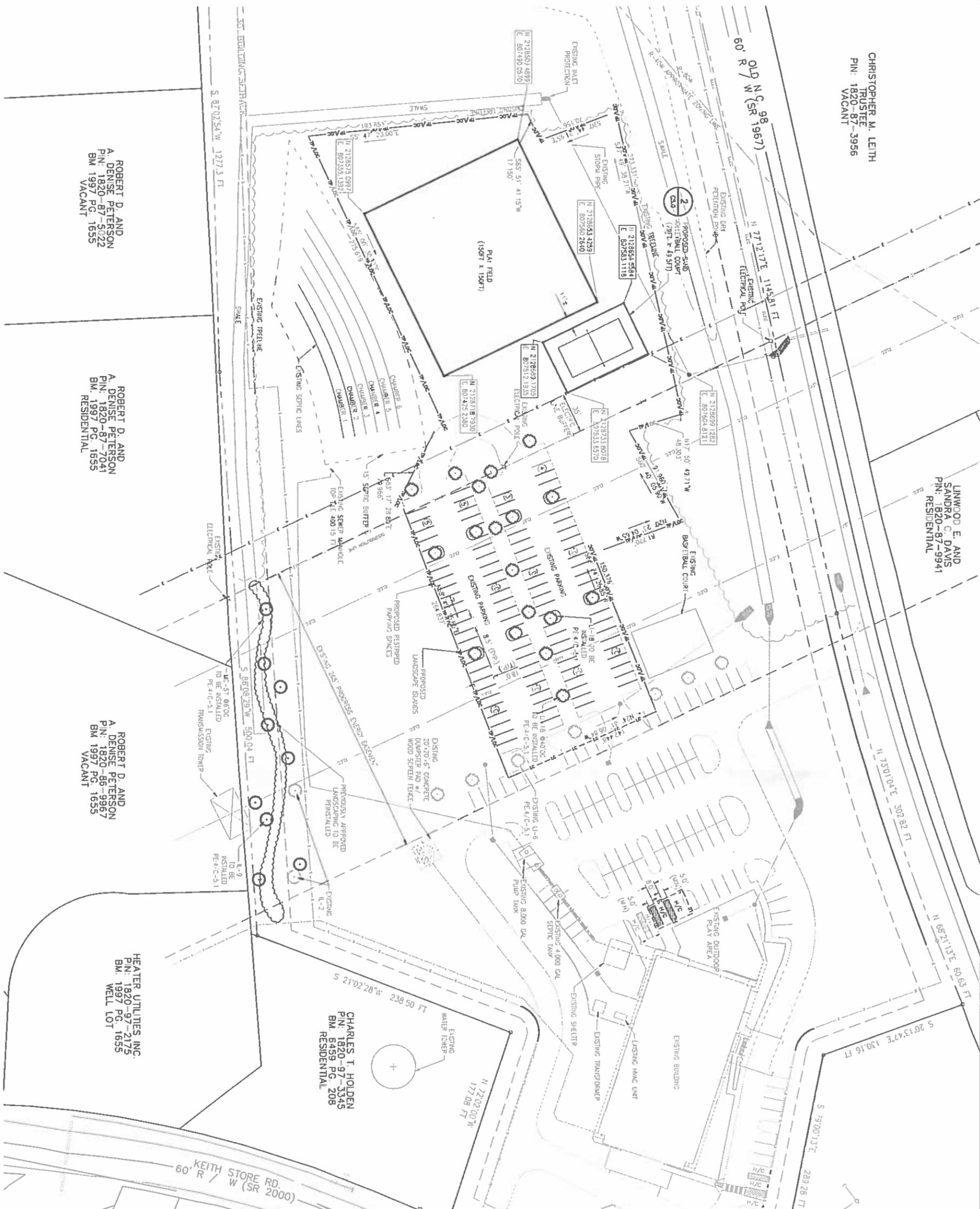
ROBERT D. AND
A. DENISE PETERSON
PIN: 1820-87-5022
BM: 1997 PG. 1655
VACANT

ROBERT D. AND
A. DENISE PETERSON
PIN: 1820-87-7041
BM: 1997 PG. 1655
RESIDENTIAL

ROBERT D. AND
A. DENISE PETERSON
PIN: 1820-86-9967
BM: 1997 PG. 1655
VACANT

HEATER UTILITIES, INC.
PIN: 1820-97-2175
BM: 1997 PG. 1655
WELL LOT

CHARLES T. HOLDEN
PIN: 1820-97-3345
BM: 6459 PG. 208
RESIDENTIAL



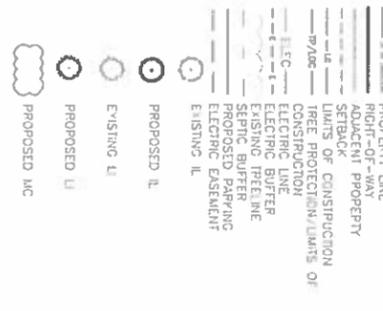
GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WAKE COUNTY AND NC DOT STANDARD DETAILS AND SPECIFICATIONS.
2. THE SITE FENCING SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION IS SCHEDULED. THE FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION.
3. GENERAL CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN ADVANCE OF CONSTRUCTION AND MAKE ANY OBSERVATIONS THAT AFFECT CONSTRUCTION KNOWN TO THE ENGINEER.
4. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTENCES PRIOR TO CONSTRUCTION.
5. ALL EXCAVATIONS SHALL BE PREPARED IN STRICT ACCORDANCE WITH OSHA CONDITIONS (2009), LOCAL SUBPART 17, EXCAVATIONS AND OTHER LOCAL JURISDICTIONAL CODES.
6. ALL CONTRACTORS SHALL KEEP ALL STREETS CLEAN OF MUD AND OTHER DEBRIS AT ALL TIMES.
7. CONTRACTOR SHALL CONTACT NC ONE CALL BEFORE ANY DEEPER EXCAVATIONS AT 1-800-632-4949.
8. ALL RAWS SHOWN ARE TO THE BACK OF THE FEATURE WHERE APPLICABLE.
9. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

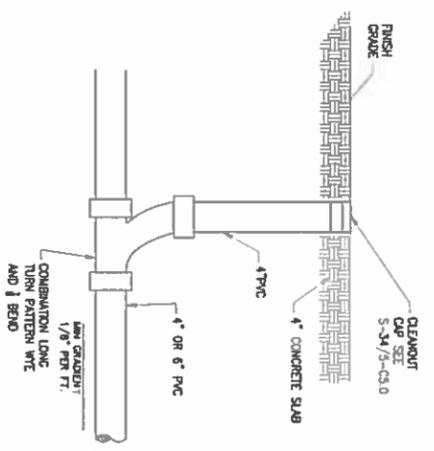
LANDSCAPE ISLAND NOTES

1. EACH LANDSCAPE ISLAND MUST BE AT LEAST 180 SQUARE FEET IN SIZE AND PLANTED WITH A MINIMUM OF 1 CANOPY TREE AS WELL AS SHRUBS AND GROUND COVER.
2. EACH LANDSCAPE ISLAND MUST HAVE A HORIZONTAL DIMENSION OF AT LEAST 8.5', A VERTICAL DIMENSION OF AT LEAST 18', AND END BOUNDS OF AT LEAST 4.5'.
3. INTERIOR ISLAND RADIUS MUST BE 1 ISLAND PER 10 SPACES.
4. PARKING SPACES SHALL BE SPACED 8.5' ON CENTER, TYPICAL ORDER LINES SHALL BE PAINTED 4' ON CENTER WITH WHITE PAINT 18" IN WIDTH.

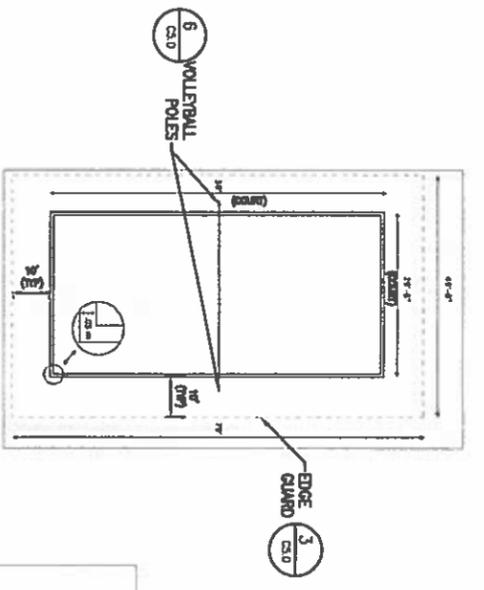
LEGEND



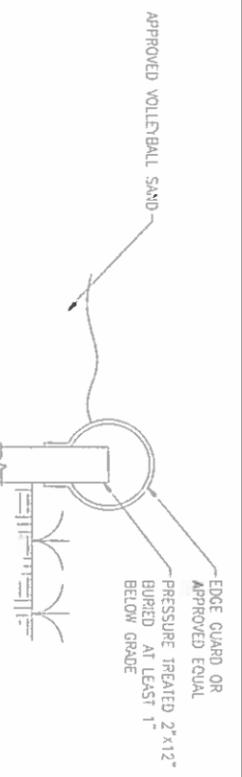
Project No.: 2017.047 Issued For: REVIEW Issued Date: 12-05-2017 Drawn By: KTE Checked By: RLB Sheet No.: C3.0	Revisions: <table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Description	Date				Sheet Title: SITE PLAN AND LANDSCAPING PLAN	Project Title: CROSSROADS FELLOWSHIP PLAY FIELD 13029 KEITH STORE RD WAKE FOREST, NORTH CAROLINA PIN# 1830-87-5446		<p>ALPHA & OMEGA GROUP 10011 Stonehenge Dr., Raleigh, NC 27615 Phone: 919.876.8200 Fax: 919.876.8201 www.alphaandomegagroup.com Email: info@alphaandomegagroup.com</p>
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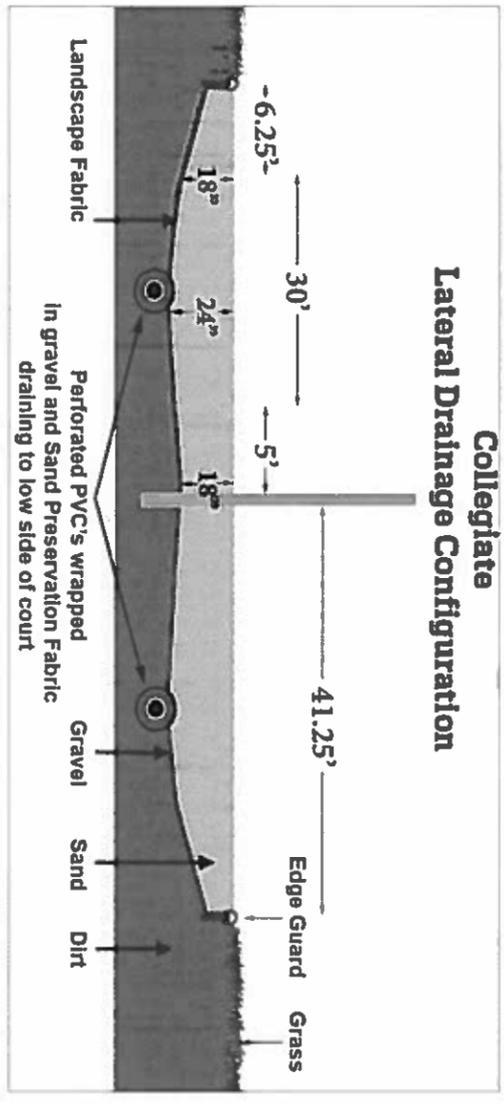
1 PIPE CLEANOUT
N.T.S.



2 VOLLEYBALL COURT DETAILS
SCALE N.T.S.



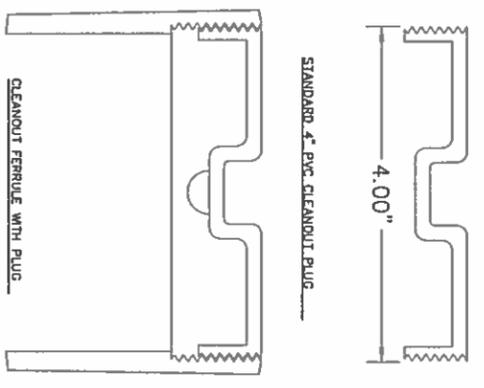
3 EDGE GUARD DETAILS
SCALE N.T.S.



4 VOLLEYBALL COURT SECTION
SCALE N.T.S.

VOLLEYBALL COURT NOTES

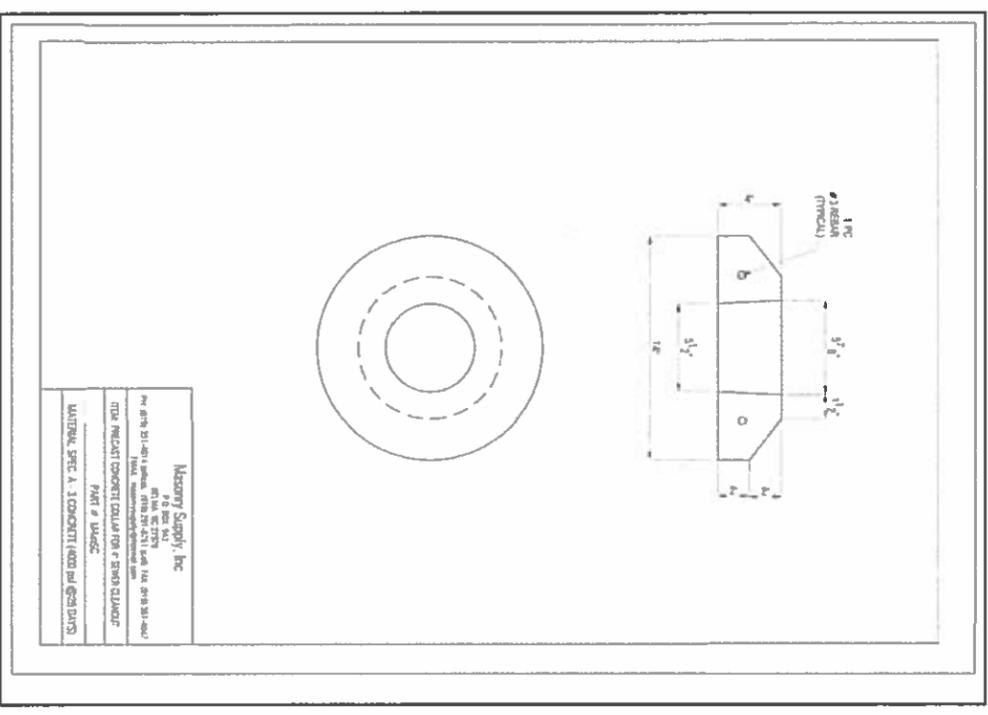
1. DIMENSIONS: THE PLAYING AREA CONSISTS OF THE COURT AND A SAFETY SPACE AROUND IT MEASURING 10 FEET IN EACH DIRECTION (49'-6\"/>
2. SITE PREPARATION: EXCAVATE THE AREA PER THE LATERAL DRAINAGE CONFIGURATION. IF THE AREA IS PRONE TO FLOODING OR LARGE AMOUNTS OF STANDING WATER, INCREASE THE GRAVEL TRAVEL LAYER FROM A STANDARD 4\"/>
3. EDGE GUARD: AN EDGE GUARD IS INSTALLED AS A CUSHION TO PROMOTE SAFETY AND PROTECTION FROM INJURIES. THE EDGE GUARD IS DESIGNED TO BE INSTALLED ON A TREATED 2\"/>
4. SAND: USE ONLY APPROVED VOLLEYBALL SAND
5. POLES: USE ONLY APPROVED VOLLEYBALL POLES
6. PADS: POLES MUST BE PADDED WITH 2\"/>
7. NETS: USE ONLY APPROVED VOLLEYBALL NETS.
8. BOUNDARY LINES: USE ONLY APPROVED VOLLEYBALL BOUNDARY LINES.



5 CLEANOUT FERRULE WITH PLUG
N.T.S.

STILES ACCEPTED:
INVERTED NUT
RAISED NUT

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES			
4\"/>			
DWG. NO.	REVISIONS	DATE	REVISIONS
S-34	DATE	3-27-20	DATE
DATE	3-29-20		



6 4\"/>

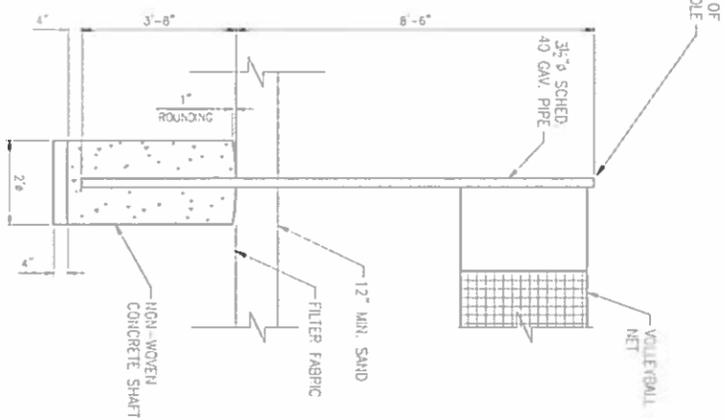
Masonry Supply, Inc.
P.O. Box 341
1400 W. 10th Street
Tulsa, Oklahoma 74103
Tel: 918-331-4811
Fax: 918-331-4811
www.masonrysupply.com

ITEM: PRECAST CONCRETE COLLAR FOR 4\"/>

NOTE: OR APPROVED EQUAL



6 POLE SECTION
SCALE: N.T.S.



Project Title:
**CROSSROADS FELLOWSHIP
PLAY FIELD**
13029 KEITH STORE RD
WAKE FOREST, NORTH CAROLINA
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Sheet Title:
DETAILS

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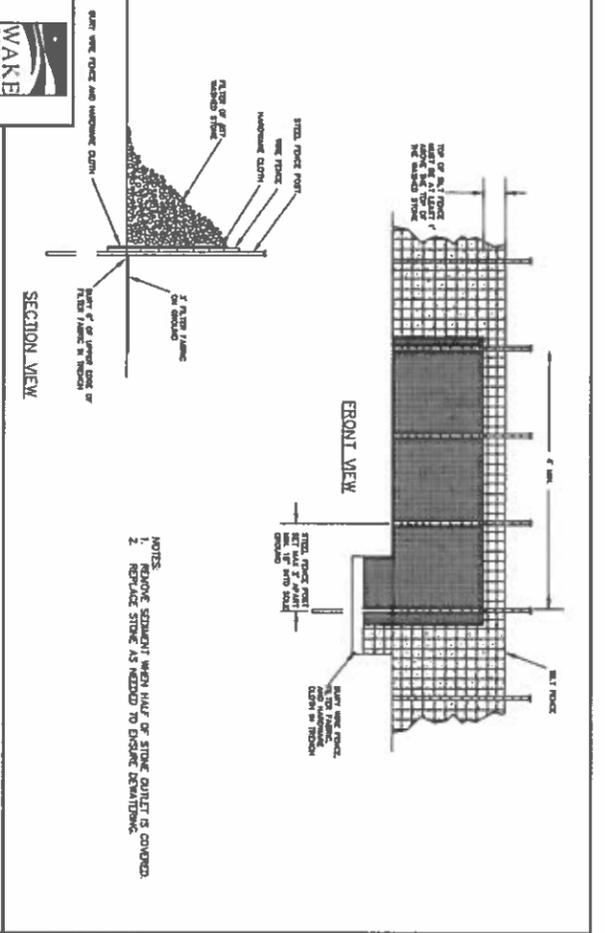
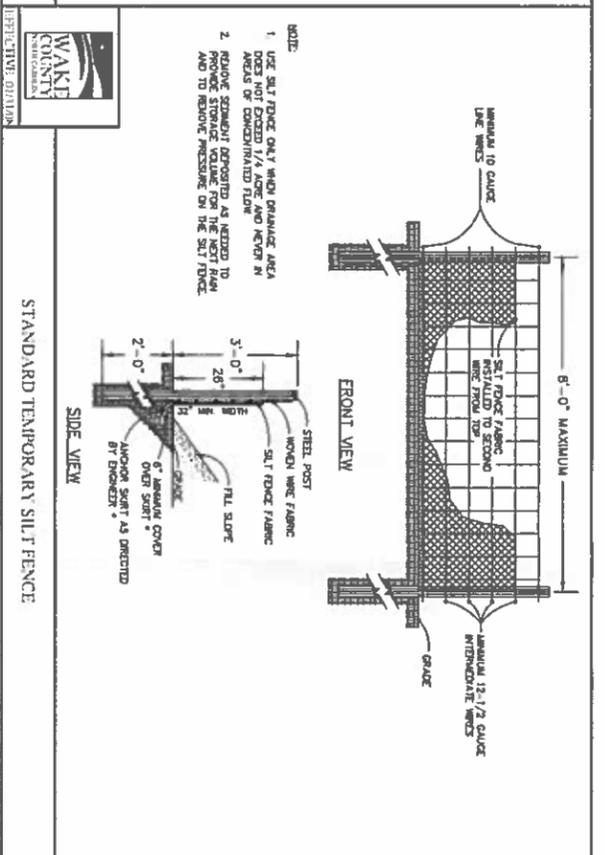
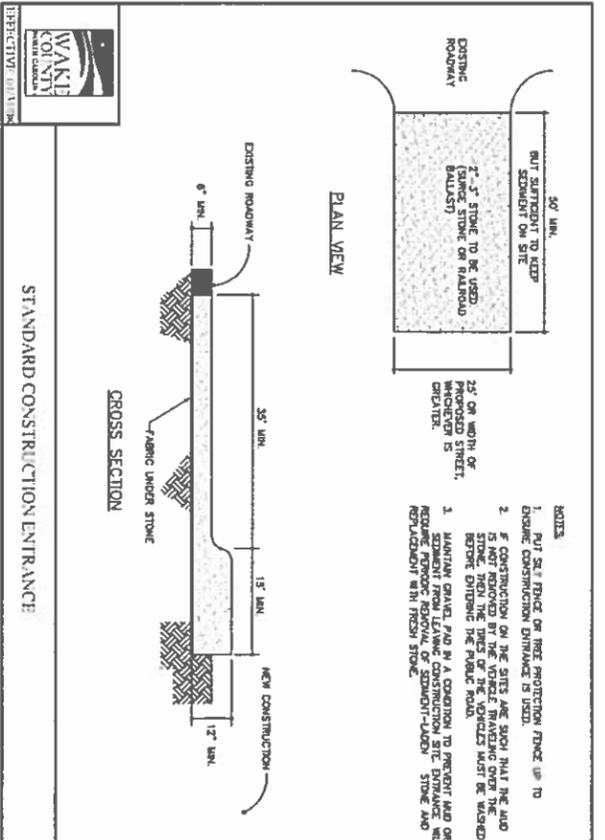
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12-05-2017

Drawn By: **KTE**

Checked By: **RLB**

Sheet No.:
C5.0



PLANTING LIST						
KEY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	QUANTITY	INSTALL HEIGHT	AVG. MATURITY HEIGHT
○	U	LOGANIUM INDICA	OSAGE MYRTLE	10	5'	10'-12'
○	IL	ILEX LATIFOLIA	LUSTERLEAF HOLLY	18	6' MIN	10-12'
○	MC	MIRICA CERIFERA	WAX MYRTLE	VARIES	3'	10-15'

4 PLANTING LIST
SCALE: N.T.S.

TEMPORARY SEEDED PREPARATION

ONCE COMPLETED AREAS AND TYPICAL 3 INCHES DEEP OVER AVERAGE SOIL PER THE DRAINAGE AREA TO A MINIMUM OF 1/4\"/>

TEMPORARY SEEDING SCHEDULE

DATE	TYPE	PLANTING RATE
AUG 15 - NOV 1	TALL FESCUE	300 LBS./ACRE
NOV 1 - MAR 1	TALL FESCUE & ABRUZZI PTE	300 LBS./ACRE
MAR 1 - APR 15	TALL FESCUE	300 LBS./ACRE
APR 15 - JUN 15	TALL FESCUE OR BERMUDAGRASS	300 LBS./ACRE
JUN 15 - AUG 15	TALL FESCUE AND MALET	300 LBS./ACRE
AUG 15 - NOV 1	TALL FESCUE	300 LBS./ACRE
NOV 1 - MAR 1	TALL FESCUE AND ABRUZZI PTE	300 LBS./ACRE

CONSULT CONSERVATION ENGINEER OR NATURAL RESOURCES CONSERVATION SERVICE FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DISTURBED AREAS. THE ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.

GROUND STABILIZATION			
SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS	
HIGH QUALITY WATER (HOW) ZONE	7 DAYS	NONE	
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE LESS STEEPER THAN 2:1, 14 DAYS ARE ALLOWED	
SLOPES 3:1 OR FLATTER	14 DAYS	7-DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH	
ALL OTHER AREAS WITH SLOPES 4:1	14 DAYS	NONE (EXCEPT FOR SLOPES AND HOW ZONES)	



Project Title: CROSSROADS FELLOWSHIP PLAY FIELD 13029 KEITH STORE RD WAKE FOREST, NORTH CAROLINA PIN# 1830-87-5446

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Alpha & Omega Group logo and contact information.